



## 78 Somerset Close, Catterick Garrison

Offers in The Region of £210,000

Forming part of this recently completed development, conveniently positioned for all the amenities of Catterick Garrison, this generous semi detached house provides well planned living spaces and will appeal to a range of Buyers. To the ground floor there is a living room, a dining kitchen and a cloakroom, with the first floor having three bedrooms and a house bathroom. Externally there is driveway parking and a rear garden with patio area. An early inspection is strongly recommended!

52 Richmond Road, Catterick Garrison, North Yorkshire, DL9 3JF

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## **Entrance Hall:**

Accessed through a composite front door, the welcoming hallway has a radiator, a door to the living room and stairs to the first floor.

## **Kitchen:**

Fitted with a range of wall and base units, integrated is a sink with drainer, an induction hob, electric oven with extractor over, plumbing for a washing machine and a fridge freezer.



The kitchen provides ample space for dining and has windows to the front and side and a radiator.



## **Cloakroom:**

With a wc, sink, radiator and extractor fan.



## **Living Room:**

The living room provides a great space for relaxing and has patio doors and a window to the rear garden, a radiator and a TV point.



## **Landing:**

With loft access.



### **Bedroom 3:**

A single bedroom with a radiator and a window overlooking the front of the property.



### **Bedroom 1:**

A double bedroom with two windows overlooking the front of the property and a radiator.



### **Bathroom:**

Fitted with a white three piece suite; sink, wc and a bath with a dual headed shower over, an extractor, radiator and frosted window to the side of the property.



### **External:**

To the front of the property is a lawned garden and off road driveway parking for two cars.

The single garage has power, light, an up and over door at the front and a personnel door at the back.

To the rear is a lawned garden with patio area.



### **Bedroom 2:**

A double bedroom with a radiator and a window overlooking the front of the property.



### **Additional Information**

The postcode is DL9 3HE, the Council Tax Band is B.

The property has gas central heating.



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Viewing Arrangements - by appointment with Irvings Property Ltd

Property Misdescriptions Act 1991 - PLEASE NOTE CAREFULLY

These particulars have been prepared for guidance only. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.